



47 Empire Drive, Belfast, BT12 6GQ

Price Guide £80,000

This mid terrace property is situated on one of the more popular streets in the Donegall Road area. The property comprises spacious living room, fitted kitchen, ground floor bathroom and three bedrooms. Further benefits with Gas fired central heating and partial PVC double glazing. This property would make an ideal home for the first time buyer or astute investor seeking a reliable rental income. Empire drive is convenient to the many social, recreational and retail amenities of South Belfast including the bustling Lisburn Road, Boucher Road and Belfast City Centre, as well as both the City and Royal Victoria Hospitals. Bus and rail routes are close by, as are arterial transport routes such as the motorway network. With similar properties all selling quickly early viewing is recommended.

- Mid-Terrace Property
- One Reception
- Ground Floor Bathroom Suite
- Partial PVC Double Glazed Windows
- Suitable For A Range Of Buyers
- Three Bedrooms
- Kitchen With Dining Area
- Gas Central Heating
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	69
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC Front door.

LIVING ROOM 12'1" x 10'2" (3.7 x 3.1)



Laminate floor, electric fire, decorative ceiling rose and under stairs storage.

KITCHEN 13'1" x 8'2" (4.0 x 2.5)



Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring electric hob with built in oven, extractor fan, plumbed for washing machine, part tiled walls and vinyl floor. Ideal gas boiler.

BATHROOM 6'2" x 4'3" (1.9 x 1.3)



White suite comprising panel bath with thermostatic shower over, basin with vanity unit, low flush w.c, fully pvc cladded walls and tile flooring. Built in storage.

ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 8'10" (4.0 x 2.7)



Laminate flooring. Feature fireplace.

BEDROOM TWO 9'6" x 5'10" (2.9 x 1.8)



BEDROOM THREE 6'10" x 6'2" (2.1 x 1.9)



Laminate flooring.

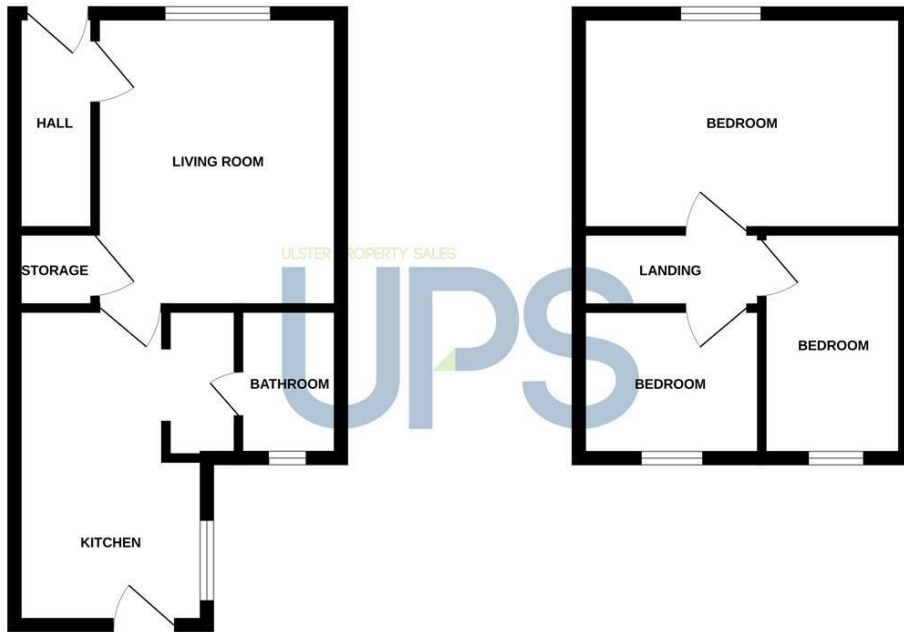
OUTSIDE

Large front garden with enclosed yard to rear.

Floor Plan

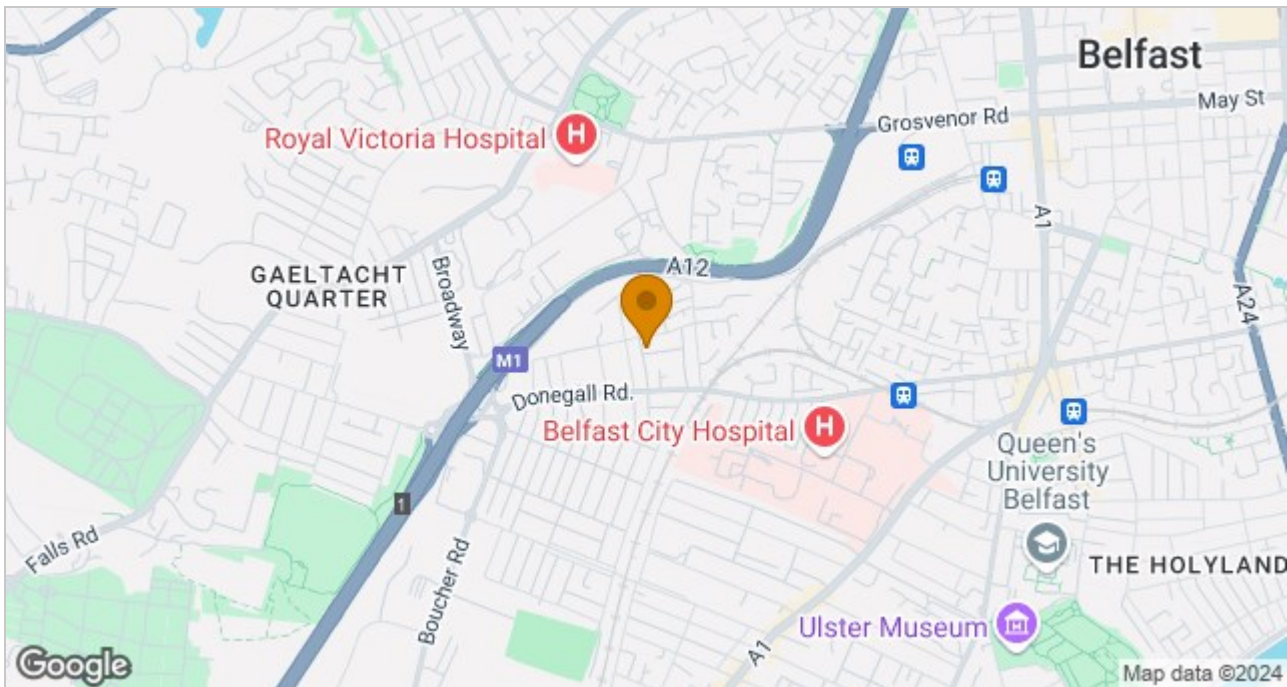
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Area Map



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